

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		BURCH ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:			1
Owner 1:	BROWN DAVID					
Owner 2:						
Owner 3:						
Street 1:	43 BURCH ST UNIT 1					
Street 2:						
Twn/City:	ARLINGTON					
St/Prov:	MA	Cntry:		Own Occ:	Y	
Postal:	02474			Type:		

PREVIOUS OWNER

Owner 1:	MOTENKO ADAM E -		
Owner 2:	-		
Street 1:	43 BURCH STREET #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1932, having primarily Wood Shingle Exterior and 910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	----------------	-----	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	534,800			534,800
Total Card	0.000	534,800			534,800
Total Parcel	0.000	534,800			534,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	587.69	/Parcel:	587.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	527,000	0	.		527,000	527,000	Year End Roll	12/18/2019
2019	102	FV	380,200	0	.		380,200	380,200	Year End Roll	1/3/2019
2018	102	FV	336,800	0	.		336,800	336,800	Year End Roll	12/20/2017
2017	102	FV	307,400	0	.		307,400	307,400	Year End Roll	1/3/2017
2016	102	FV	307,400	0	.		307,400	307,400	Year End	1/4/2016
2015	102	FV	284,400	0	.		284,400	284,400	Year End Roll	12/11/2014
2014	102	FV	271,700	0	.		271,700	271,700	Year End Roll	12/16/2013
2013	102	FV	271,700	0	.		271,700	271,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOTENKO ADAM E,	149-11		4/5/2018		575,000	No	No		
MOTENKO ADAM E,	119-34		12/7/2011	Convenience	100	No	No		
WU YUAN CHI DAV	97-52U18755		12/15/2006		291,600	No	No		
LEVER JONATHAN	U74-192		4/25/2002		298,350	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	542	Alterati	200	C				remove wall btwn d
10/3/2017	1290	Porch	8,715	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
6/8/2018	Measured	DGM	D Mann
8/3/2017	Meas/Inspect	DGM	D Mann

Sign:	VERIFICATION OF VISIT NOT DATA	___/___/___
-------	--------------------------------	-------------

ARLINGTON



USER DEFINED

Prior Id # 1:	10865
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/11/20	04:29:09

LAST REV

Date	Time
10/17/19	08:35:55
apro	
14658	

!14658!

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrickorStone			
Frame:	1 - Wood			
Prime Wall:	1 - Wood Shingle			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	BLUE			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1932	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	40.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	394.228
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599524
Depreciation:	64749
Depreciated Total:	534775

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	563.75	
Special Features:	0	Val/Su Net:	587.69	
Final Total:	534800	Val/Su SzAd	587.69	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	910	394.230	358,748	
Net Sketched Area:		910	Total:	358,748	
Size Ad	910	Gross Are	910	FinArea	910

SUB AREA DETAIL

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

IMAGE

***AssessPro* Patriot Properties, Inc**

